

## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

8 Station Street Pyalong 3521

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price range  
between

\$105,000

&

\$105,000

### Median sale price

Median price

\$225,000

Land

X

Suburb or  
locality

Pyalong VIC 3521

Period - From

1 July 2017

to

1 June 2018

Source



### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 4 STATION ST, PYALONG, VIC 3521	\$110,000	28/02/2017
2. 33 HIGH ST, PYALONG, VIC 3521	\$115,000	08/03/2017
3. 1 JULIA CRT, PYALONG, VIC 3521	\$139,000	28/10/2017

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 10<sup>th</sup> August 2018.